

03 SEP 16 PM 3:17

NTZ-61793W



Vol M03 Page 68919

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
BRANDON BOWERS
324 SOUTH DIAMOND BAR BLVD NO 331
DIAMOND ~~BAR~~ CA 91765
BRB

State of Oregon, County of Klamath
Recorded 09/16/03 3:17 p. m
Vol M03 Pg 68919-20
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

BRANDON BOWERS
324 SOUTH DIAMOND BAR BLVD NO 331
DIAMOND ~~BAR~~ CA 91765
BRB

Escrow No. MT61793-LW

WARRANTY DEED

JOHN HOWARD KOCYLA and ROBYN DENISE KOCYLA, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to BRANDON BOWERS and RITA BOWERS, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Beginning at a point 528 feet East of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW1/4 of Section 1, Township 30 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor being the Southwest corner of said property abutting on the Dalles-California Highway; thence North 330 feet; thence East 132 feet; thence South 330 feet; thence West 132 feet to the point of beginning.

Beginning at a point 462 feet East of an iron pin driven into the ground just inside of the fence corner at the Southwest corner of NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway; thence North 330 feet to a point; thence East 66 feet to a point; thence South 330 feet to a point; thence West 66 feet to the point of beginning.

SAVING AND EXCEPTING there from any portion lying within the highway right of way as contained in Warranty Deed recorded June 23, 1964 in Volume 354, page 75, Deed records of Klamath County, Oregon.

Account No.: 3909-001BC-03500-000 Key No.: 507525

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS PURSUANT TO AN IRC 1031 EXCHANGE ON BEHALF OF THE GRANTOR AND/OR GRANTEE.**

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 10 day of September, 2002.

2011

JOHN HOWARD KOCYLA

ROBYN DENISE KOCYLA

State of Oregon
County of KLAMATH

68920

This instrument was acknowledged before me on September 10, 2003 by JOHN HOWARD KOCYLA and ROBYN D. KOCYLA.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

